

**MINUTES OF PUBLIC SCHOOL FACILITIES SUBCOMMITTEE  
DIVISION 6-9 SUBCOMMITTEE**

**3710 Landmark Drive, Suite 201**

**March 29, 2005**

**10:00 a.m.**

**Subcommittee Members Present were:** Rick Ott, Chair, Stan Gailey, Steve Usry, Bill Lewis, Jacqueline Myers, Jeffery Reynolds, Jamie Spears, Steve Coe

**Others present:** Alex James, Robert Mitchell, Matt Skelley, Tom Salmons, Phil Roberts, Thurmond Porter, David Lindsay, Joe Bedenbaugh, Lance Hafer, Michael Magee, and Shonda Johnson

**Absent was:** Jim Brennan

**OPENING**

Rick Ott opened the SC Public School Facilities Division 6-9 Subcommittee meeting by welcoming those present. He began by commenting on the confusion regarding the committee implementing a policy without an infrastructure to handle it. This meeting is being held in order to obtain a thorough inspection process of schools in South Carolina.

**DISCUSSION/BUSINESS**

Mr. Ott recommended two main issues to be discussed are the inspection statutes in Chapter 1 of the IBC Code, and secondly the inspection statutes in Chapter 17 of the same Code.

Mr. Ott presented a memorandum (attached) from Mr. James regarding inspections under Chapter 1 and 17, but first allowed everyone present to give their opinion of the inspection process.

All committee members gave their opinions of what is needed in the inspection process. Generally, they felt the need for a clearly defined inspection requirement process on a project-by-project basis. They all felt that costs to the client should be considered when determining the inspection process. Everyone expressed concern over using local inspectors, which could cause project delays because of varied Building Code interpretations.

After hearing all opinions, Mr. Ott referred back to the proposed memo from Mr. James, which lists the various inspections and determines who is allowed to perform these inspections. Mr. Ott also proposed that any designees approved by OSF have the same exclusions that are required in the code. Whereas, the people responsible for doing the work should be responsible for the quality of work.

Mr. James reviewed the proposed memo line-by-line. He stressed that the owner or agent, in Section 903.1, should identify, in the construction documents, those entities that

will provide inspections before the final approval of the construction documents are issued. More discussion ensued as to when the list of entities should be reported to OSF for approval.

Mr. James then began a discussion concerning persons qualified to perform inspections. Many members questioned how these inspectors would be certified to perform the inspections in the same manner as OSF inspectors. There were many models presented on the certification of the proposed inspectors.

The subcommittee deliberated a portion of the second proposed memo where copies of special inspectors' reports should be provided to the owner's representative, design professional and OSF within 5 business days. According to the proposed memo, the owner may hold copies (for Chapter 1 and Chapter 17, Special) to present to OSF at the "above ceiling" or final inspection. There was a lengthy discussion regarding the consequences of this process, and more discussion on the certification of special inspectors.

Mr. James suggested that if an owner or his agent felt a person has the proper credentials (education and/or experience) to be an inspector, that person should be presented to OSF for approval. Jacqueline Myers suggested having the proposed inspector pass the IBC certification in order to be approved by OSF. More discussion ensued about considering a combination of education and experience as a qualification for a period of approximately three years until such time that a more appropriate certification process is implemented.

Mr. James proposed that there be a draft of the certification process to be reviewed by legal counsel and submitted to us at the next meeting. Steve Usury made a Motion for Mr. James and Mr. Ott to draft an overview of the proposed certification process to be submitted and reviewed by the next subcommittee meeting for approval. Robert Mitchell Seconded the Motion. Motion unanimously carried.

After discussion of when the list of inspectors should be submitted to OSF, Mr. James made the Motion that a list of inspectors be submitted to OSF before a Notice to Proceed is issued. More discussion ensued where Mr. Lewis recommended this subcommittee appoint a working group to work on standardized forms for certification of inspectors and the actual inspectors. No vote was taken.

Mr. Ott suggested Tabling the Chapter 17, Special Inspections proposal until the next meeting, which will be held on April 11, 2005 at 10:00 a.m.

## **ADJOURNMENT**

The subcommittee meeting adjourned at 12:22 p.m.